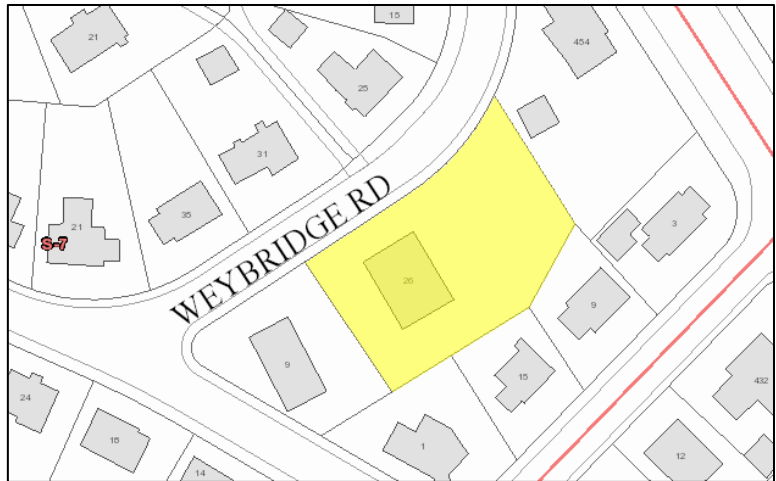


# Brookline Preservation Commission

## Local Historic District Report

Address: 26 Weybridge Road  
District: Wild Sargent LHD  
Applicant: John Lee Dalrymple & David Soza  
Date Built: 1822  
Architect: unknown  
Builder: unknown



### Statement of Significance:

Charles Wild was born in Boston in 1795, graduated from Harvard in 1814, and received his MD from Harvard Medical College in 1817. The following year he moved to Brookline and began taking over the medical practice of Dr. William Aspinwall, who was withdrawing from practice. Dr. Wild boarded with Mrs. Croft on Washington Street, and around 1820 she gave him two acres of her land to build a house. The land had belonged to the Croft family since 1745. Dr. Wild married Mary Rhodes and raised seven children in the house, eventually passing his medical practice on to his son, Edward August Wild.

After being remodeled in the 1860's, the property was acquired by the Blake family who's real estate holdings covered most of the lower part of Aspinwall Hill. The house was sold in 1916, along with most of the Blake Estate, for a development called "Blake Residence Park". The home was redesigned in the 1920's by architect Clarence Thayer McFarland and became the home of publisher and education critic Porter Sargent and a centerpiece of the new Blake Park neighborhood.

The home has undergone several alterations over the years, including renovations in the 1860's and complete renovation 1921-1925 that removed a rear ell & replaced the main house roof with a flat roof. In 1929 a single story 14'x7' conservatory was added; a dormer and skylight were installed in 1961. In 2012, the Wild-Sargent Local Historic District was created to protect the home, becoming the first single property Local Historic District in Brookline. The home was renovated again in 2014, receiving a non-app for in-kind repair or replacement of clapboards, trim, slate & copper roofs, cornice details including wood gutters and downspouts, brick walls, stairs & chimney. These renovations restored the home to its 1920's appearance, based on McFarland's 1921 plans.

## Proposed Alterations:

The applicants are seeking retroactive approval for the installation of a masonry fireplace in the rear yard, completed without approval from the Preservation Commission in 2019. The building department granted permission for the fireplace to be constructed in the setback after receiving the support of the abutting neighbor, but no building permit was required for the construction. The project required the removal of the center column of the pergola that spans the property line to the neighboring house, once the carriage house for the Wild-Sargent estate. The pergola was constructed during the redevelopment that occurred in 2014 and was intended to maintain the visual connection between the two properties.

## Applicable Guidelines:

The Preservation Commission's Design Guidelines for Local Historic Districts state that:

- While landscaping is generally not subject to review by the Commission, the following are subject to review and approval by the Commission:
  - On grade areas intended for parking four or more vehicles,
  - Changes to grade,
  - Outside HVAC equipment, condensers, and PVC venting pipes and
  - Yard structures, including, but not limited to, fences, swimming pools, play houses and pergolas.

The Town of Brookline's Local Historic District Bylaw defines "structure" as a combination of materials other than a building including a sign, fence, wall, terrace, walk or driveway.

## Preliminary Findings:

On February 12<sup>th</sup>, Preservation Planners were contacted by a real estate agent checking on permit status for an outdoor fireplace at 26 Weybridge Road. After checking permit files, it was confirmed that no permit was received for the fireplace, either from the building department or the Preservation Commission. The owners of the property immediately reached out and confirmed that they had not applied for a building permit based on a conversation with the building inspector, who said no permit was required. The building department did grant permission for the fireplace to be constructed in the setback, after receiving support from the abutting neighbor. The applicants have stated that they reviewed the Commission's Design Guidelines and were unaware that the fireplace required approval by the Preservation Commission; therefore they did not seek a COA at the time. The fireplace was installed in July of 2019. The fireplace is 7' high, constructed of cement with stone veneer.



Aerial view of 26 Weybridge Road, looking north.

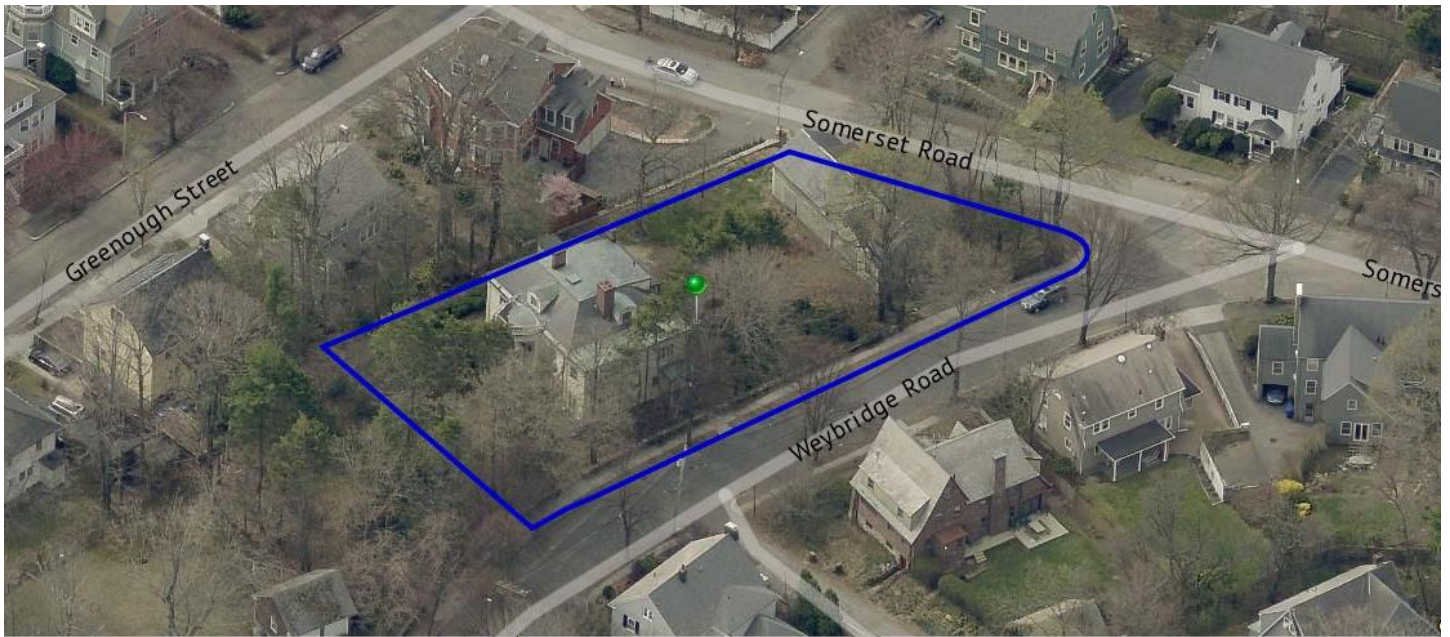


Aerial view of 26 Weybridge Road, looking west.

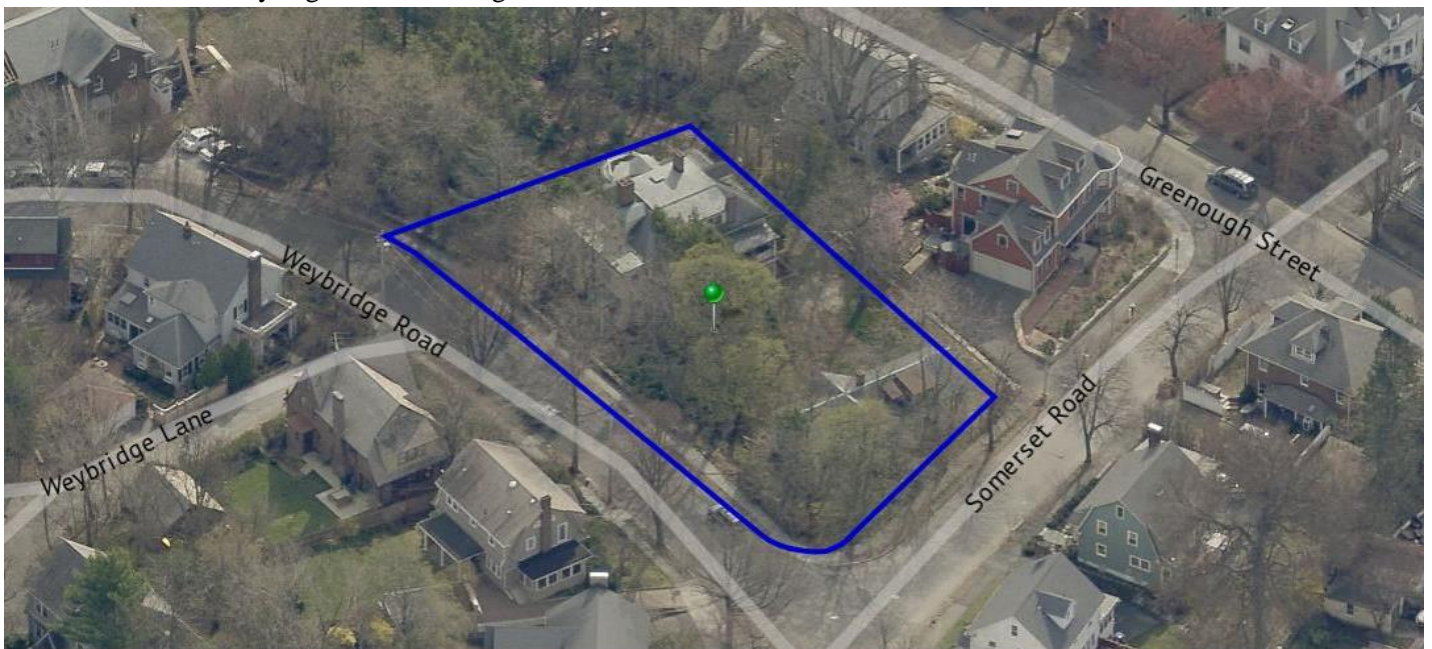




Aerial view of 26 Weybridge Road, looking south.



Aerial view of 26 Weybridge Road, looking east







Assessor's photo, 26 Weybridge (top); aerial site view (bottom)



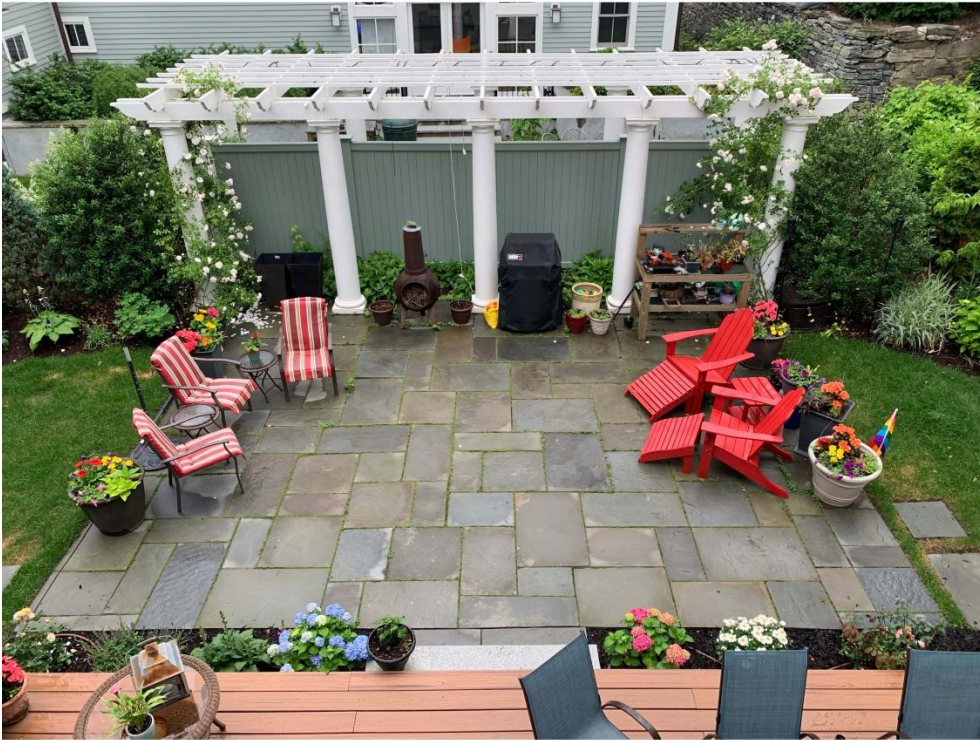




Visibility of rear yard from the street (top); fireplace installed in 2019 (bottom)







Backyard before installation of fireplace (top); after the fireplace (bottom)







Close-up of fireplace